

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, January 21, 2009

Place: Planning/Zoning Dept. Conference Room, 3rd Floor, Carmel City Hall

Docket No. 08110009 UV: Brunson & Co Office

The applicant seeks the following use variance approval: **Appendix A: Use Table -- Office uses in residential district/building.** The site is located at 501 East 116th Street and is zoned R1/Single-family residential. Filed by Michael Godfrey and Kumiko Brunson, owners.

Mike Godfrey presented for the petitioner. He was accompanied by his wife Kumiko Brunson. We have a real-estate business, currently our home office is on 96th St. just east of Westfield. We are in a fortunate situation in that our business is growing, which is interesting in this kind of economy. We have been fortunate in Carmel and in Hamilton County who have been good to us. I don't now how many of you have this information (blue folder). But in here we are requesting a use variance for a second property that we are either going to sell or open a second branch office in. That area needs a little refreshing right now. We bought the property 2 years ago, went completely through, inside and out, remodeling it by a building permit that we got from Carmel. We have tenants in it currently. We don't think it is a good use for the property. We have 4 new sales going on as of last year and half so our property on 96th is getting cozy. This would be an asset to the immediate neighborhood. We think it is more appropriate for it to be used as light commercial or small office as opposed to residential. We don't believe it would draw resident occupants. So we request the use variance.

Joanie Clark, Vectren Energy- Are you going to be adding any more load to it?

Mike Godfrey – No all the rehab is completed in fact we are not even going to ask for a sign at this point.

Joanie Clark, Vectren Energy- No Further Questions.

Greg Hoyes, Hamilton County Surveyor's Office- Have no objections to the use variance.

Nick Redden, City Engineers Office- Should have received an email on Jan 6th about the situation that needs to be taken care of before we will support the use variance.

Mike Godfrey- and I may have that with me; you want to recap that quickly.

Nick Redden- I believe it had to deal with the right of way

Mike Godfrey- the eng. Had requested that we agree to a future release of the easement of what will be the north end of the property

Nick Redden- yes

Mike Godfrey- we have no objection, which is fine, I e-mailed Gary Duncan to see if there were any steps or something to sign but at this point we have lost communication. So if someone could please let us know the steps we need to take to commit to that.

Chris Ellison, CFD- What is the Square Footage? Any structural additions?

Mike Godfrey- 1800 total Square Feet. We took an attached two car garage and made it into a large office space which will not be adding to the physical existing foundation plan.

Chris Ellison- I have no further questions

Scott Brewer, Urban Forestry- We talked about certain landscape plans, no objection to land use variance, once use change I would need you to submit a plan

Mike Godfrey-absolutely, just let us know what you would like us to submit.

Steve Volumber, Duke Energy- IPL territory, no comments.

Ryan Hartman, CTRWD- Do you know how many employees will be occupying the space?

Mike Godfrey- No more than 6 total

David Littlejohn, DOCS – We spoke on the phone about the letter I sent you. I think as part of a resolution with our engineering office we can discuss the path with them.

Christine Barton-Homes, DOCS- To eco Nick and David we do need to get the right of way taken care of. Lately the BZA has been tabling issues that have things that are unresolved; just cc me on the e-mail to get resolved prior to the hearing. You should get our department report sometime later this after noon. No further comments.

END

Docket No. 08120009 TAC: Remco Expansion

The applicant seeks TAC approval to construct a warehouse addition, expanded parking area, and dry detention area. The site is located at 4715 W 106th St. and is zoned I-1/Industrial. Filed by Ben Deichmann of Roger Ward Engineering for Garrison Enterprises, LLC.

Ben Deichmann presented. We are proposing a roughly 2100 square foot warehouse distribution addition to an already existing warehouse. Site is west of 106th at the intersection of 106th and Michigan. Currently it is not in the corporate limits of Carmel.

Joanie Clark, Vectren Energy- Show active service already there, are you going to be adding any new load? She gave out her contact information.

Ben Deichmann- I am sure we are, but I do not know exactly all of it

Greg Hoyes, Hamilton County Surveyor's Office- Sent you a letter, and followed up with an email. Still need outlet permit and still need to address water quality. Other than that no further comments.

Nick Redden, City Engineers Office- This is out of our jurisdiction

Chris Ellison, CFD- Any changes from our reading I got a couple of weeks ago?

Ben Deichmann- Not at this time, the sprinkler design went and had a flow test done out on the main at 106th. I think they are having to re-do that. The results put them right on the curve for needing a boost.

Chris Ellison- Keep me informed

Scott Brewer, Urban Forestry- Sent e-mail of plans, because of printer problems I have not been able to get it off yet. Please send a paper copy. I haven't seen any problems as of now.

Steve Volumber, Duke Energy- Gave business card and a service request. Are you going to need an additional meter or expand off main panel? Have electrician give me a call.

Ben Deichmann- Don't know answer. Will give info to electrician and an updated auto cad version. Expected construction will be at the earliest at the beginning of March

Ryan Hartman, CTRWD- Sent you a letter on Jan 12 with a few minor comments. Other than that no other comments

David Littlejohn, DOCS – No comments

Christine Barton-Homes, DOCS- No comments

END

Docket No. 08120013 DP/ADLS: The Barrington of Carmel (Park Place PUD)

The applicant seeks site plan & design approval for a continuing care retirement community (CCRC). The site is located northeast of 116th St & Guilford Rd and is zoned PUD/Planned Unit Development. Filed by Greystone Communities on behalf of Mayflower Communities.

Dave Koontz presented and was accompanied by Ben Deichmann of Roger Ward Engineering for Garrison Enterprises, LLC and Mark Shegon from Greystone. Many of you are familiar with this project from 2006, located just north of the Duke Energy office building. We are in the process of revising the concept plan that was submitted at the time of the PUD rezone which was approved for the 19 acres site in 2006. We have been to the BZA for a proposal to modify the unit mix and that application is pending before the city council. Hearing is set for Feb 2nd. It is on the land use sub-committees agenda for their review for the PUD amendment the second Thursday in Feb.

Joanie Clark, Vectren Energy- Handed out marketing card and contact information.

Greg Hoyes, Hamilton County Surveyor's Office- sent a letter, were you able to find more recent drainage caps on the project across the street?

Ben Deichmann-No left a message for the eng. copied you on an email sent to Gary Duncan trying to obtain info for my next trace and how Carmel expects me to evaluate that situation. Currently there is an 18inch culvert pipe going under Guilford. The simplest thing would be to show what the capacity is and also propose an 18 inch secondary outfall for running the offsite to our retention pond unless Carmel wants us to provide something in addition to that. I think it is going to need to be a joint effort with the county and city.

Nick Redden, City Engineers Office- I sent you a letter with comments and I also received a voice mail with your question. I have not had time to research that and I will get back with you.

Chris Ellison, CFD- Met a couple of weeks ago, basic features and some of the outside issues I would like to follow up with someone on is the fire suppression system, alarm system, fire pumps, lot of the nuts and bolts of the project and how we can anticipate what is going to be presented to us.

Mark Shegon- Will coordinate that with the right people and get you the information so we can come in and have a meeting

Scott Brewer, Urban Forestry- I got the CD and the plans, they look very adequate to what is covered. I have not had a chance yet to go through to see if we have any problems with a detailed look of the species. May have comments later.

Steve Volumber, Duke Energy- Passed out a new service request with business cards for special contacts. Send Auto cad for this project.

Ben Deichmann- Looking at first quarter of next year to start construction, hard to gauge with economy, but will need temporary service.

Ryan Hartman, CTRWD- sent a letter on Jan 8th did you receive those auto cad files for the sewer line?

Ben Deichmann- Yes I am going to work with the MEP and break out some laterals so we are in access of 8 inches so we shouldn't have issues there

David Littlejohn, DOCS – Sent you a letter regarding bicycle comments regarding your PUD. No further comments

Christine Barton-Homes, DOCS- No comments

END

Docket No. 08120011 TAC: Legacy Master Infrastructure Phase Two

The applicant seeks TAC approval of Phase Two of the Legacy project's Master Infrastructure plan. The site is located at 14556 River Road and is zoned PUD/Planned Unit Development (Z-501-07). Filed by Brett Huff of Stoeppelwerth & Associates for Platinum Properties, LLC.

Tim Walter with Platinum Properties, LLC presented and was accompanied by Brett Huff of Stoeppelwerth & Associates and Eric Simons of Platinum Properties, LLC. It is basically an extension of Cherry Creek blvd from its current end point in Cherry Creek Estates to river road and then the completion of community drive from legacy to the existing roundabout down through river rd and just trying to get all the road net works completed to be able to continue development.

Joanie Clark, Vectren Energy- Have a meeting with Brandi Krutchfield

Greg Hoyes, Hamilton County Surveyor's Office- Still reviewing this to see what impact it is going to have on the drainage and I will send you a letter.

Nick Redden, City Engineers Office- I sent letter with comments, no more comments

Tim Walter- Would like to talk about the comments. One of comments was dedications on right of way prior to construction. They intend to build now and dedicate it on the end. Is there an advantage to doing it first?

Nick Redden- Just be aware you need to do that at some time. Can't think of an advantage to doing it before.

Tim Walter- Asked about open pavement cuts on roads. No we don't intend to. If we have utilities we will be using directional bors. Asked about street signs. There will be decorative signs so we will post performance bonds, no maintenance bonds. Another thing mentioned was the multi-purpose paths. We need to clarify our plans; we were not intending to show all construction at this time. Some will be constructed by other developers. Will revise what we intend to construct. We will leave off what we are not going to construct. Availability and Connection fees the construction areas will be included in the construction plans and be included in any secondary plats submitted for approval. Yes where the sanitary sewers are they will be constructing, there will be sanitary and water with the exception of where it goes under the right of way for Cherry Creek Blvd. That will be taken care of. Comments about the confusion of showing project one including the existing roundabout. We will address that when we deal with the path part of that. River rd should be indicated as future construction or identified specific construction project if known, the only improvements are on river rd are the accell and decell lanes on community drive where it connects. We are intending for that to be part of these plans now knowing we will be reconstruction river rd later pending approval of our TIF. We will have a separate set of plans for river rd.

Chris Ellison, CFD- I didn't get any utility drawings for community dr. Need to get those from you. From the round about south water utilities lines.

Tim Walter- We don't show water on these plans. It was included on another set of drawings that was submitted to TAC for the domain residential for legacy with pitman partners. They show a water main that extends from river rd all the way up community drive to those sections.

Chris Ellison- I will review all my things to see if I can find it, maybe you can e-mail it to me if possible. One last item on cherry creek blvd, probably 1500 prior to river rd on the eat end of the project. It appears that the water main stops there. Do you know if it is going to get extended?

Tim Walter- Yes eventually the water main at river rd at the school. That domain project (park view of legacy) will extend the water main up and in there site. Yes at this point it does terminate. Once we develop we will extend that over to river rd. I actually might have an overall water plan that is preliminary we actually met with the water department yesterday to go over that.

Chris Ellison- If you could send that to me I could tie everything together.

Scott Brewer, Urban Forestry- I apologize I was gone the last two week of December so I have not been looking at the right set of plans. I have been looking at the ones that you sent me the email about. I will get with you about my comments as soon as I review them.

Steve Volumber, Duke Energy- Passed out contact information

Ryan Hartman, CTRWD- falls outside of service area no comments

David Littlejohn, DOCS – I sent a letter regarding cross walks at river rd and community dr and then you mention you were going to take off the paths that are not going to be constructed by you. I believe that in the past we asked that you leave them on just let us know.

Tim Walter- We will not take it of we will show them but we will grade them out and show by others.

Christine Barton-Homes, DOCS- No comments

END

Docket No. 08120012 ADLS: Carmel Executive Suites

The applicant seeks design approval for a 3-story office building. The site is located at 11708 N College Ave and is zoned B-2/Business. Filed by Scott Yeager of Yeager Properties, Inc.

Scott Yeager presented and was accompanied by Doug Hall of Yeager Properties. We are proposing 3,100 square foot office building.

Joanie Clark, Vectren Energy- Handed out their marketing departments contact information.

Greg Hoyes, Hamilton County Surveyor's Office- Sent a letter to land surveyor. We needed to know what happens when a 100 year storm hits. Where the run off is going to go from and we need an outlet permit, no other comments.

Nick Redden, City Engineers Office- received plans on Dec 30th. Still reviewing and will get comments as soon as possible.

Chris Ellison, CFD- Have had previous e-mail correspondence. We are going to need a hydrant placed with in 100 ft of the fire dept. connection to the building so we don't cut our access off when we come in the building drive. Please submit a PDF file to me showing the location of that particular hydrant.

Scott Brewer, Urban Forestry- Have been gone for a couple of weeks so I haven't gotten back with you yet. But after a preliminary look at the plans I will need a couple changes: One, I will need a separation of the lighting plan and the landscape plan. Two, the landscape plan will need to show easement and utility right of way to check for conflicts. Also will need the species called out on the plans. It's a little hard to figure out when the plans are busy. More species comments after receive full size plans.

Steve Volumber, Duke Energy- Handout out new service request form and contact information. Also there is a load sheet that needs to be filled out and an auto cad file of the pans needs to be submitted. Facilities are on the west side of the property so that is more than likely where the service will be set.

Ryan Hartman, CTRWD- Sent comment letter on Jan 12th, just states we do need to find where that line terminates. Try to get into contact with REI but struggled since it is a private sewer. Suggestion is to televise it to find the termination. Can dig it if it is cost effective.

David Littlejohn, DOCS- Sent you a letter Scott, no further comments.

Christine Barton-Homes, DOCS- Are there any green building elements going into the structure?

Scott Yeager- My understanding of green is not as strong as it should be. Some green elements that I know of are the insulation, the HVAC units and in the nature we will be pulling the air in from the outside. I will send you an e-mail on exactly what all the elements are.

END

Docket No. 08120010 TAC: Carmel/Clay Schools, Carmel Elementary

The applicant seeks TAC approval to construct a classroom addition. The site is located at 101 4th Ave SE. and is zoned R-2/Residence. Filed by William Payne of Fanning/Howey Associates, Inc. for Carmel/Clay Schools.

Jeff Tyler of Fanning/Howey Associates presented and was accompanied by Jeff Bolinger of Fanning/Howey Associates and Ron Farrand of Carmel/Clay Schools. Carmel elementary school is the only school in the Carmel system that does not have 3 kindergarten rooms. This project adds one room on the southeast corner of the existing building to bring it into conformance with all the other facilities in the district. Exterior materials, all existing will extend on the addition. We are removing hard services in an area that is currently pavement on the back side. We are removing that and replacing it with building as far as the storm water design goes. The project has been submitted to the state of Indiana for a variance, asking to avoid a 2hr separation wall between the addition and the new construction. Pending a decision later this month.

Joanie Clark, Vectren Energy- Are you adding any new load? Passed out marking contact information.

Jeff Tyler- Adding minimal load. We are talking about 2,000 sq ft. to the building. Currently a unit ventilator system.

Greg Hoyes, Hamilton County Surveyor's Office- Sent a letter and have no further comments.

Nick Redden, City Engineers Office- Have a comment letter for you today, no further comments at this time.

Chris Ellison, CFD- Our office has received a copy of the variance from the code consultant last week. No formal objection that at this point.

Ron Farrand- Going to provide some additional detection within the rooms as an offset to the variance separation

Chris Ellison- The change with the surface, is a dead end parking lot so it doesn't go all the way through. Are we looking at construction in the summer time?

Ron Farrand- The intent is to bid this bring and hope to have the addition completed by mid august

Chris Ellison- Any activities this summer?

Ron Farrand – There may be the summer parks program but I don't know. We don't have summer school in the elementary level anymore so I don't think so.

Chris Ellison- Appears that we have to change a corridor and block one off during construction. If we do have activities in the building we are going to have to work through that. So we can maintain access.

Scott Brewer, Urban Forestry- Doesn't appear that there is any landscaping material on the plans, no objections

Jeff Bolinger- No. It is in back by the service area. Where the temporary classrooms were placed before.

Steve Volumber, Duke Energy- Only thing we ask is to have a load sheet filled out for the addition, no further comments

Ryan Hartman, CTRWD- Project falls outside the service area, no comments.

David Littlejohn, DOCS- Discussed my comments with you prior.

Jeff Tyler - Being reflected on our revised plan with placing a bike rack on the northeast corner towards the front side of the building. Yes, the bike marking is standard though out the school district.

Christine Barton-Homes, DOCS- No comments.

END

Docket No. 08080009 UV: Esrael Kennel-- Appendix A: Use Table -- More than three animals on residential property.

The applicant seeks the following use variance approval: The site is located at 806 Alwyne Road and is zoned R2/medium-density residential. Filed by Trevor & Ann Esrael, owners.

Trevor Esrael presented. We have a side from 3 domestic dog pets we also participate in 4-H projects for our children. We house rabbit projects in the garage in stacks of individual hutches and we have also done volunteer/rescue work with adopt a lab Indiana, which is a non for profit dog rescue organization based in Muncie. Periodically we foster whelping mothers. We help keep the puppies for 4-6 weeks after they are born or some older puppies that are 4-6 weeks old till they are adopted out east. We exceed the 3 allowed animals.

Joanie Clark, Vectren Energy- No comments

Greg Hoyes, Hamilton County Surveyor's Office- No objection to use variance.

Nick Redden, City Engineers Office- No comments regarding the use variance.

Chris Ellison, CFD- No comments

Scott Brewer, Urban Forestry- No comments

Steve Volumber, Duke Energy- No comments and no objections

Ryan Hartman, CTRWD- No comments

David Littlejohn, DOCS- No comments

Christine Barton-Homes, DOCS- You should be getting our departmental report sometime today, no further comments.